



1,000 SQ. FT NOW AVAILABLE

Bring your ideas to this tenant space with immediate availability! This new building is situated on a hill overlooking and visible from Highway 60 in Hartford.

WELCOME TO THE NEIGHBORHOOD



DESIGN 2 CONSTRUCT

CONTACT US :

-  262.677.9933 (Office)
-  110 N. Pike Lake Drive
Hartford, Wisconsin 53027
-  www.design2construct.com
-  info@design2construct.com



LEASE
NOW



ABOUT THE PROPERTY

- This building was finished early 2021 and features a total of 3 tenant spaces.
- The property sits near a hospital, Dodge Dental Studio, and vacant natural land parcel, giving the property a unique view.



GOOD QUALITY PROPERTY

This building was built well, and done right the first time. We stand by our quality; whether we are completing a ground-up or a whitebox.



THE FEATURES

- Strategic Location ✓
- Property Management Incl. ✓
- Amazing Views ✓
- Flexible Lease Terms ✓

www.design2construct.com/leasing

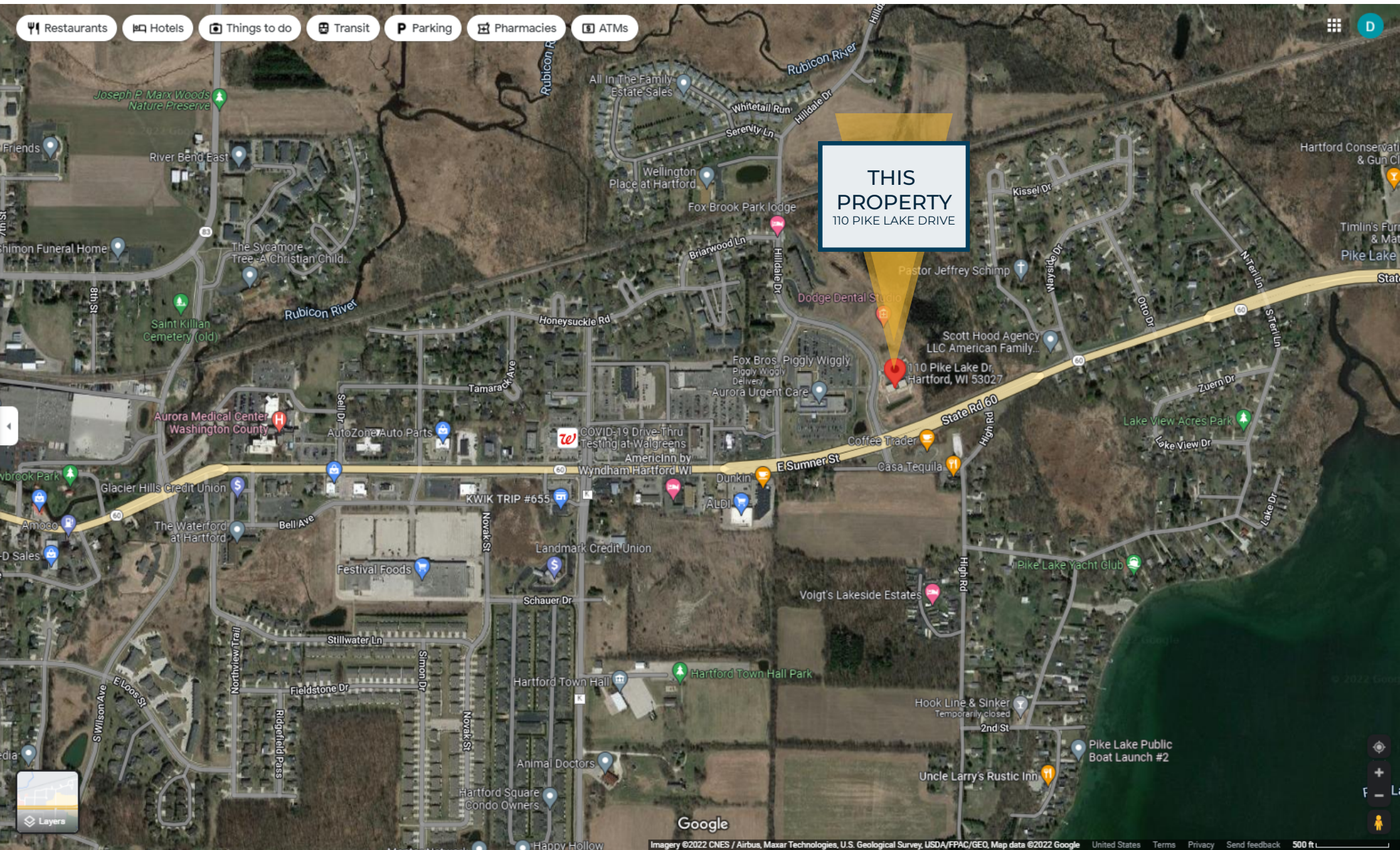
LET US DO THE HARD WORK

Once occupied, this space will include Property Management Services which consists of landscaping and snow removal services as well.



MOVE-IN READY SPACE IN THIS MULTI-TENANT BUILDING







+15K
POPULATION



**TOP
10**

FASTEST
GROWING
CITY IN
WISCONSIN



**TOP
10**

BEST WISCONSIN
COMMUNITY
TO RAISE
A FAMILY



12+%

AVERAGE ANNUAL
INCREASE IN
PROPERTY
VALUE



**7 OF
TOP 20**

WASHINGTON COUNTY
EMPLOYERS LOCATED
IN HARTFORD

DIRECT FROM THE CHAMBER WEBSITE:

"Hartford, WI is nestled in the rolling hills of the scenic Kettle Moraine, perfectly blending outdoor beauty with a vibrant, dynamic community for residents and visitors alike to enjoy."



DEMOGRAPHICS

✓ **Population July 2021: 15,747**

✓ **Median Household Income**
(in 2020 dollars, 2016-2020): \$61,915

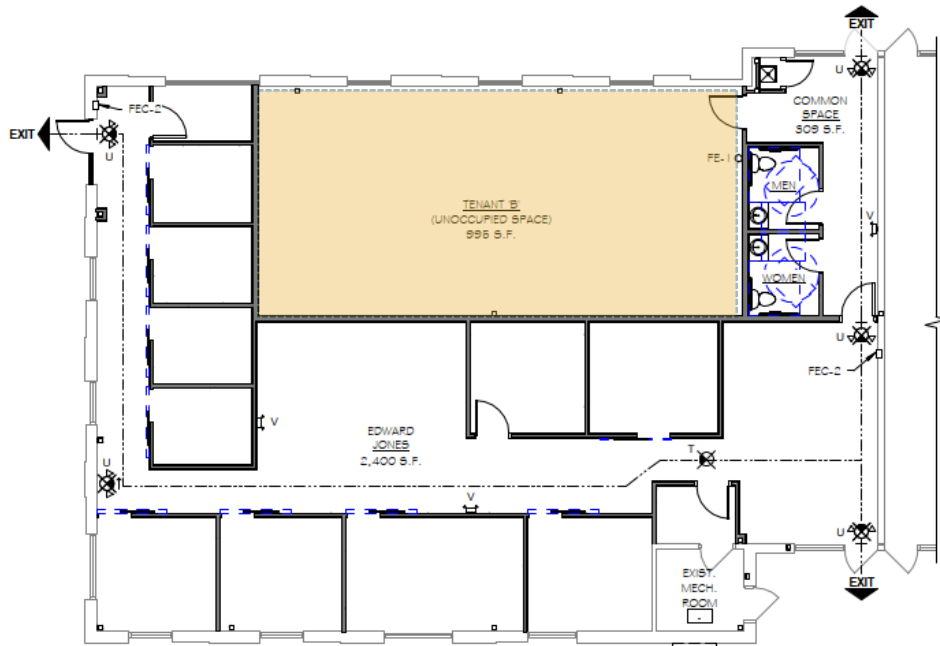
✓ **All Employer Firms (2017): 287**

✓ **TRAFFIC COUNTS:**
Sumner St. / (Hwy 60)
22,900 cpd

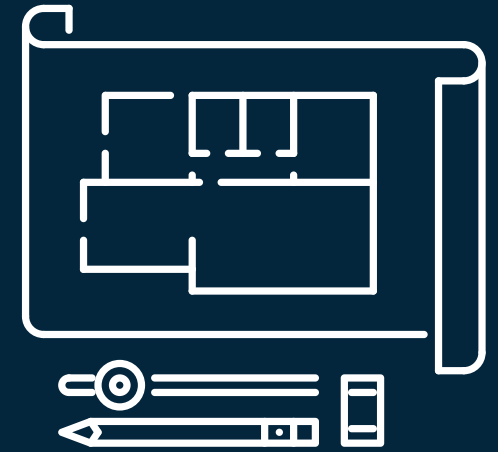
✓ **Households 2016-2020:**
5,935

**"WE'RE A VIBRANT
CITY MASQUERADING
AS A SMALL TOWN"**

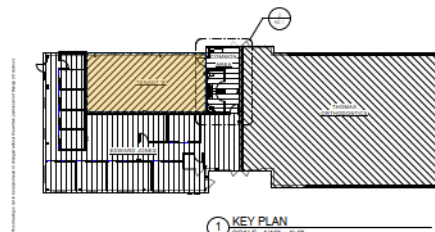
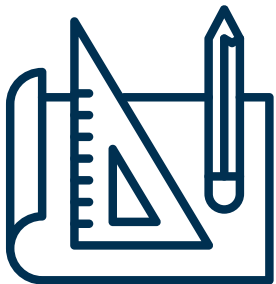
[www.https://ci.hartford.wi.us](https://ci.hartford.wi.us)



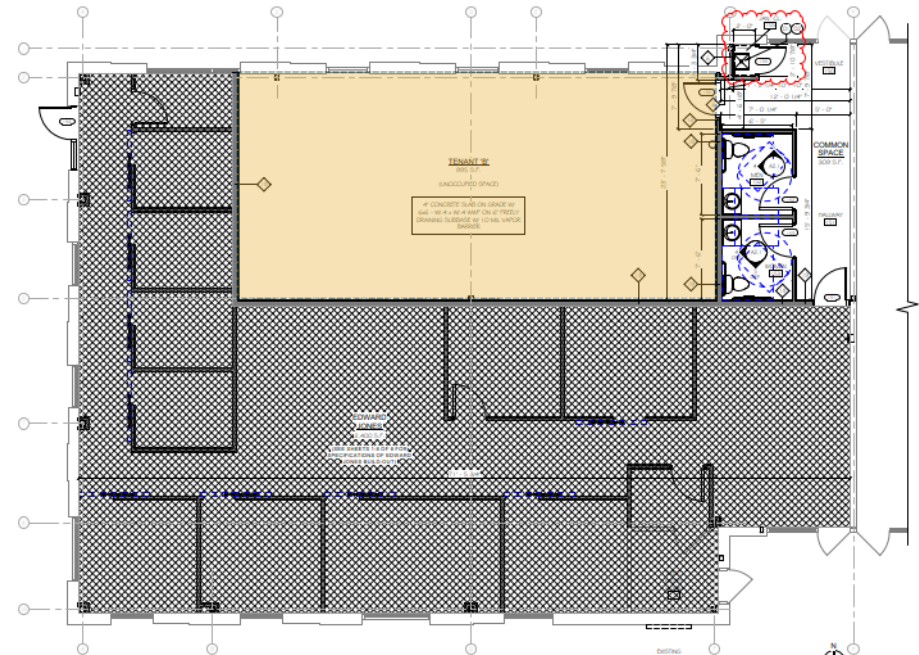
2 LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"



UNOCCUPIED SPACE - YELLOW AREA



1 KEY PLAN
SCALE: 1/8" = 1'-0"



3 COMMON AREA FLOOR PLAN
SCALE: 1/8" = 1'-0"









DESIGN 2 CONSTRUCT



CONTACT US

262.677.9933

info@design2construct.com



www.design2construct.com



1,000 SQ. FT. NOW AVAILABLE



110 N. PIKE LAKE DRIVE
HARTFORD, WISCONSIN 53027